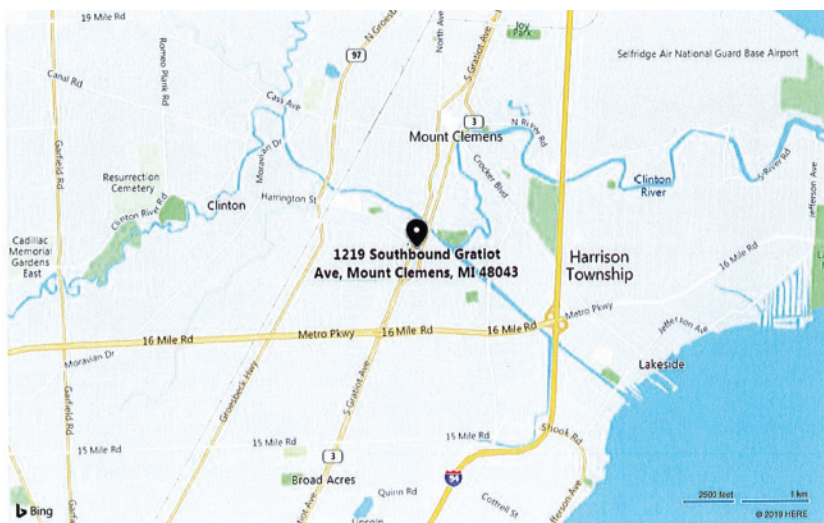


FIVE PROPERTIES IN ONE: 1219-1225 SB GRATIOT, CLINTON TOWNSHIP

PROPERTY OVERVIEW:

A very unique property, that will suit a user as well as an investor. The first is a 1,617 sf retail building that is leased out to Subway, an office building that is currently partitioned into three small offices with separate addresses and utilities, a 3,444 sf steel quonset style shop and two vacant parcels. The site has frontage along Southbound Gratiot, Harrington and Northbound Gratiot.

- Total Square Footage:..... 6,321
- Sale Price:..... ~~\$499,000~~ **\$419,000**
- Total Lot Size:..... .85 Acre
- Year Built:..... 1963
- Zoning:..... B-3 General Business
- Ceiling Height:..... 20'
- Grade Level Doors:..... 12' x 12' Overhead Door
- Power:..... Heavy - 3 Phase
- Heat Type:..... Gas Forced Air
- Parking Spaces:..... 25 Paved
- Property Taxes:..... \$9,494
- Frontage:..... 580'
 SB Gratiot - 90'
 Harrington - 300'
 NB Gratiot - 190'



AGENT CONTACT INFO

KEN MINNE O: 586.254.0900 • C: 586.291.5525 • ken@pilotpg.com

Matching the right people to the right place.



1219 GRATIOT

- 1,617 SF Stand-Alone Retail Building
- Leased to Subway with four years remaining on their current lease
- Located at the corner of Harrington and Southbound Gratiot
- Separately metered



1221-1225 SB GRATIOT

- 1,435 SF
- 3 small offices each with its own address and bathroom
- Separately metered
- Currently connected to the Quonset shop at rear



QUONSET STYLE SHOP

- 3,200 SF
- 2 Bathrooms
- Floor Drains
- 3 Phase Heavy Power
- Separately metered

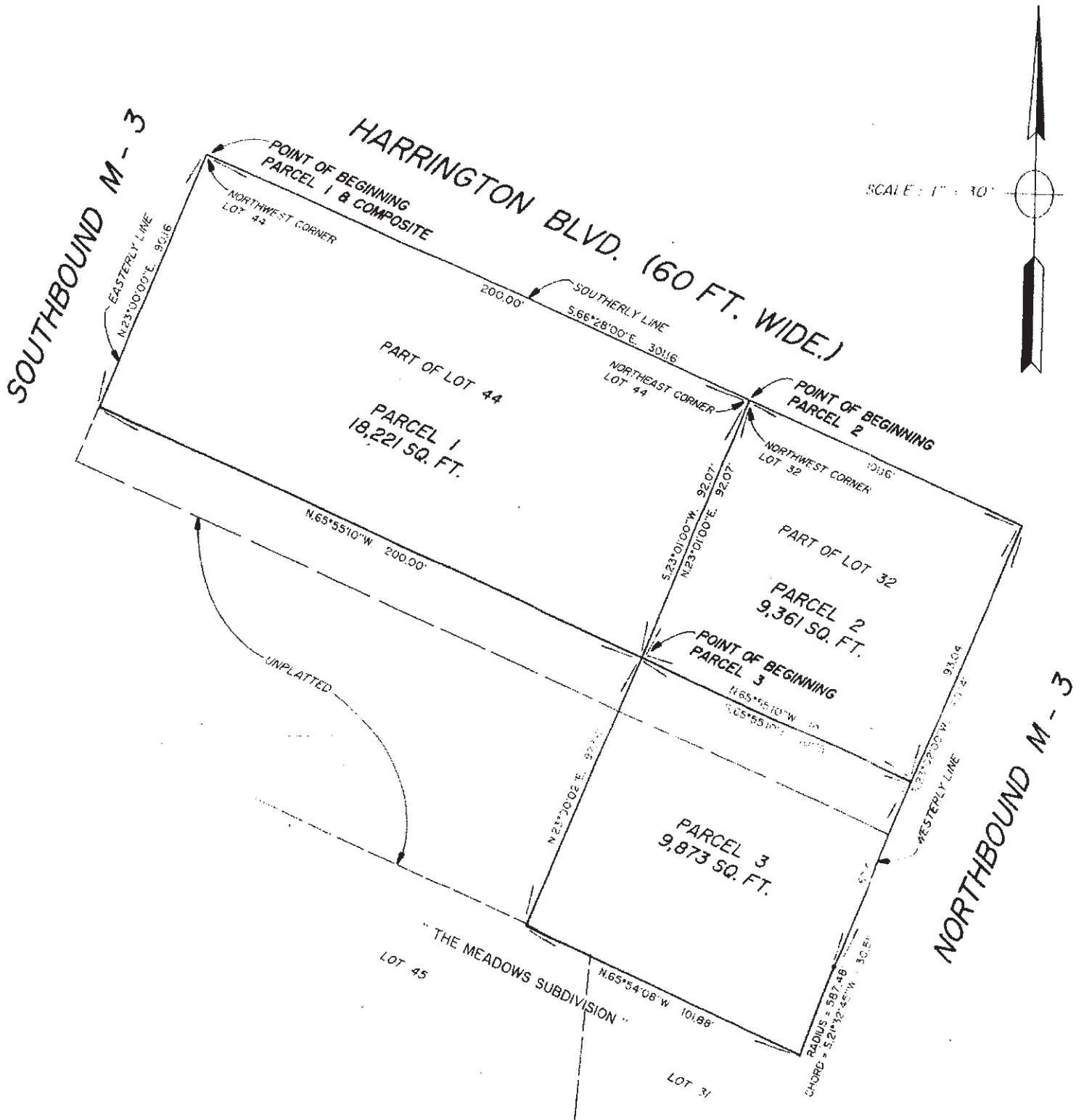


TWO VACANT PARCELS

- .4 Acres Total
- Frontage on both Harrington and Northbound Gratiot
- One parcel is fenced in

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SURVEY



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